

CITY OF ROCKLIN PLANNING COMMISSION
A G E N D A
February 15, 2005
7:30 P.M.

Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road

(www.ci.rocklin.ca.us)

Citizens Addressing the Commission

Citizens may address the Planning Commission on any item on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

Accommodating Those Individuals with Special Needs

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

Written Material Introduced Into the Record

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date, so that the material may be distributed to the Planning Commission prior to the hearing.

Court Challenges

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

Appeal Period

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

Further Information

Any person in any agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

- 1. Meeting Called to Order**
- 2. Pledge of Allegiance**
- 3. Swearing in of Commissioners Menth and Weibert**
- 4. Roll Call**

Commissioner Shirhall, Chairman
Commissioner Sully, Vice Chairman
Commissioner Coleman
Commissioner Menth
Commissioner Weibert

5. Minutes

January 18, 2005

6. Correspondence

7. Citizens Addressing the Commission on Non Agenda Items

Scheduled Items:

**8. PACIFIC CENTER BUSINESS CENTER
TENTATIVE PARCEL MAP, DL-2004-07
CONDITIONAL USE PERMIT, U-2004-13
DESIGN REVIEW, DR-2004-09
KMB ARCHITECTURE**

PUBLIC HEARING

This application requests approval of design review, use permit, and parcel map entitlements to allow the construction and operation of a multi-unit automotive service complex at the intersection of Pacific Street and Sunset Boulevard.

The subject property is generally located at the northerly corner of the intersection of Sunset Boulevard and Pacific Street. APN# 010-191-059.

The property is zoned Retail Business Commercial (C-2). The General Plan designation is Retail Commercial (RC).

A Mitigated Negative Declaration of Environmental Impacts has been prepared for this project pursuant to Section 15070 of the California Environmental Quality Act (CEQA). This Notice serves as notice of intent to adopt a Mitigated Negative Declaration pursuant to Section 15072 of CEQA. The review period for the Mitigated Negative Declaration will be from January 26, 2005 to February 15, 2005. Comments on the Mitigated Negative Declaration may be submitted to the Planning Department during this period. The Mitigated Negative Declaration is available for review at the Planning Department Offices.

The applicant is KMB Architecture. The property owner is Parkside Plaza Properties.

Commission action: _____

**9. RC WILLEY / LONETREE SHOPPING CENTER
DESIGN REVIEW DR-2003-02A
VCBO Architects-Applicant**

PUBLIC HEARING

A request for approval of a Design Review modification to the Blue Oaks Town Center project to allow the construction of an RC Willey Furnishings store. As currently approved, the northwest corner of the shopping center contains approvals for a hotel, an office building and four retail stores, measuring a total of 188,500 square feet. The modification proposes the elimination of the hotel, office, three of the four retail stores and the reduction of one retail store to 25,000 square feet. The overall square footage in the shopping center remains the same as the approved shopping center.

The subject property is generally located on the west side of Lonetree Boulevard, across from Redwood Dr. APN# 365-020-009,010,013,015,016,044.

The property is zoned Planned Development-Business Professional/Commercial/Light Industrial. The General Plan designation is Business Professional/Commercial/Light Industrial.

Pursuant to the California Environmental Quality Act (CEQA), a mitigated negative declaration of environmental impacts was previously certified that addresses future development of the Lonetree Shopping Center area. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines contains the provisions for relying on previously adopted negative declaration. The proposed RC Willey store has been found to meet all required CEQA provisions and no new environmental documentation will be necessary.

The applicant is VCBO Architecture. The property owner is Rocklin Retail, LLC.

Commission action: _____

**10. GRANITE DRIVE BUSINESS PARK – PHASE 5 PARCEL MAP PUBLIC HEARING
TENTATIVE PARCEL MAP, DL-2004-15
NYLEN PROPERTIES CORPORATION**

An application to approve a tentative parcel map to allow the division of a 1.5-acre parcel into 4 lots.

The subject property is generally located west of the Granite Drive/Warren Drive intersection. APN 045-020-075 & 078.

The property is zoned Planned Development – Light Industrial (PD-LI). The General Plan designation is Light Industrial (LI).

This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15315 Minor Land Divisions.

The applicant and the property owner is Nylen Properties Corp.

Commission action: _____

**11. SUNSET & WHITNEY SERVICE STATION PUBLIC HEARING
CONDITIONAL USE PERMIT, U-2000-15
& DESIGN REVIEW, DR-2004-25
LEX COFFROTH**

An application to approve design review and a conditional use permit to allow a service station with convenience store and fuel islands. The project was approved by the Planning Commission in October, 2001. Those entitlements expired October, 2003. The applicant has submitted the project with minor changes to what was approved in 2001.

The subject property is located at the Northeasterly intersection of Sunset Boulevard and South Whitney Boulevard. APN:016-220-012.

The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

It has been determined that no additional environmental document need be prepared pursuant to the California Environmental Quality Act (CEQA) under Section 15162, which states that when an EIR has been certified or a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless the lead agency determines that certain criteria are not, including but not limited to; substantial changes to the project, new information of substantial importance that lead to a new significant effect or an increase in the security of a previously identified impact. A Mitigated Negative Declaration was adopted for the previously approved project, which took into consideration the anticipated potential environmental impacts associated with this project.

The applicant is Lex Coffroth. The property owner is Basanti, Inc.

Commission action: _____

12. Discussion

- a. Turf in the Right of Way update.**

13. Adjournment